

# Arlington Historic District Commissions

March 23, 2017  
Whittemore Robbins House

## AGENDA

8:00pm

1. AHDC Meeting Opens
2. Appointment of alternate Commissioners
3. Approval of draft minutes from February 23, 2017
4. Communication
  - a. Formal application for 235 Pleasant Street for solar panel installation
  - b. Application for restoration of jalousie windows at 7 Pelham Terrace and resubmittal of application for porch railing
  - c. CONA Application for 15 Wellington (Cohen) for door and deck on rear of house
  - d. Request from Planning Dept. for brochures to be distributed at Town Planning Meeting on 3/1/17
  - e. Emails from J. Worden and S. Makowka and N. Aikenhead re: Realtor nomination
  - f. Email from 235 Pleasant St. (Verspyck) to withdraw application for solar installation
  - g. Email from 11 Jason Street (English) re: window and porch changes with application
  - h. Email from Salem Historical Commission for speakers at local workshop in May
  - i. Email to potential new Commissioner Nellie Aikenhead
5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

  1. Continuation of Formal Hearing re: 75 Westminster Ave. (Dressler) re: solar panel installation
  2. Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house – **Postponed at applicant's request from 2/23/17 meeting**
  3. Formal Hearing re 5-7 Pelham Terrace (O'Sullivan) re: porch railing and porch window changes
  4. Formal Hearing re: 235 Pleasant Street (Verspyck) for solar panel installation – **application withdrawn per applicant**
  5. Formal Hearing re: 105 Pleasant Street (Lee) re: vent installation
  6. Formal Hearing re: 15 Wellington St. (Cohen) for gutter change
  7. Informal Hearing re: 27 Maple Street driveway reconstruction (J. Raith – Planning Dept.)
  8. Informal Hearing re: 11 Jason Street (English) re: window and porch changes
6. Other Business
  - a. Update on damaged fence at Telephone Building on Pleasant Street
  - b. Updated on Warrant Article regarding change of zoning in Mt. Gilboa/Crescent Hill Historic District
  - c. Update on Davidson property on Pleasant Street still has concrete blocks and should be removed
  - d. Update on proposal for document sign off at the end of the project.

- e. Visit with Nellie Aikenhead to discuss potential AHDC Commissioner position

## 7. OPEN FORUM

***Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.***

## 8. REVIEW OF PROJECTS (See project list below)

### Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – COHEN For Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
22. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
23. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
24. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
25. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
26. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
27. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
28. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
29. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
30. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
31. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
32. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
33. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
34. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
35. 34 Academy Street (Ellison – 13-69P) – Cohen for Penzenik – COA (windows, doors, deck)

- 36.** 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)  
**37.** 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)  
**38.** Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)  
**39.** 111 Pleasant St. (Fredieu – 14-03P) – Hamilton for Nyberg - COA (Awnings)  
**40.** 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)  
**41.** 21 Oak Knoll (Donal – 14-06P) -- Makowka CONA (side door)  
**42.** 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)  
**43.** 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)  
**44.** 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)  
**45.** 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)  
**46.** 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)  
**47.** 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)  
**48.** 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA  
**49.** 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik -- CONA (Windows)  
**50.** 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)  
**51.** 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)  
**52.** 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)  
**53.** 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)  
**54.** 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)  
**55.** 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)  
**56.** 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)  
**57.** 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)  
**58.** 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)  
**59.** 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)  
**60.** 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)  
**61.** 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)  
**62.** 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)  
**63.** 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)  
**64.** 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)  
**65.** 174 Westminster Ave. (Szara – 14-46M) Makowka- CONA (Basement window)  
**66.** 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)  
**67.** 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)  
**68.** 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)  
**69.** 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)  
**70.** 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)  
**71.** 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)  
**72.** 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)  
**73.** 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)  
**74.** 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)  
**75.** 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)  
**76.** 118 Pleasant Street (Sirotof – 15-03P) ) - Makowka- CONA (Chimney Repair)  
**77.** 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)  
**78.** 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)  
**79.** 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)  
**80.** 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)  
**81.** 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)

- 82.** 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)  
**83.** 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)  
**84.** 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)  
**85.** 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)  
**86.** 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)  
**87.** 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)  
**88.** 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)  
**89.** 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)  
**90.** 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)  
**91.** 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)  
**92.** 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)  
**93.** 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, fascia, gutters)  
**94.** 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)  
**95.** 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)  
**96.** 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)  
**97.** 178 Westminster Ave. (Strauss/Reich – 15-46M ) – Makowka – CONA (windows)  
**98.** 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)  
**99.** 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)  
**100.** 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)  
**101.** 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)  
**102.** 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)  
**103.** 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)  
**104.** 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)  
**105.** 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)  
**106.** 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)  
**107.** 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)  
**108.** 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)  
**109.** 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)  
**110.** 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)  
**111.** 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)  
**112.** 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)  
**113.** 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)  
**114.** 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)  
**115.** 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)  
**116.** 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)  
**117.** 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/  
**118.** 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)  
**119.** 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)  
**120.** 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)  
**121.** 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)  
**122.** 59 Jason Street (Bouvier – 16-19J) –Cohen & Lipp for Nyberg – COA (New House Construction)  
**123.** 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)  
**124.** 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)  
**125.** 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)  
**126.** 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)  
**127.** 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)  
**128.** 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)  
**129.** 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)  
**130.** 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)  
**131.** 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)  
**132.** 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)

- 133.** 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
- 134.** 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
- 135.** 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
- 136.** 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
- 137.** 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
- 138.** 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
- 139.** 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
- 140.** 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
- 141.** 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
- 142.** 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
- 143.** 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
- 144.** 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
- 145.** 59 Jason St (Bouvier – 16-43J) – Cohen & Lipp for Nyberg - COA (Deck)
- 146.** 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
- 147.** 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
- 148.** 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
- 149.** 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)
- 150.** 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
- 151.** 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)
- 152.** 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows,Door)
- 153.** 74 Pleasant St (St John's Episcopal – 16-51P) – Audin - 10 Day COA (Banner Hoisting System)
- 154.** 20 Maple Street (Kapinos – 16-52P) – Makowka - 10 Day COA (Rear Porch, Deck)
- 155.** 176 Pleasant St. (Seltzer – 16-53P) – Makowka - CONA (Door, Deck, Rail, Gutters)
- 156.** 17 Russell Terrace (Ferland – 16-54R) –Makowka - CONA (Roof)
- 157.** 20 Jason St. (Payne – 16-55J) – Makowka - CONA (Fence)
- 158.** 17 Russell St. (Makowka – 16-56R) – Lipp - COA (Driveway, Steps, Wall)
- 159.** 253 Pleasant St. (Crewe – 16-57P) – Makowka - COA (Gutters, Fascia)
- 160.** 20 Wellington St. (Mowbray – 16-58P) –Makowka - CONA (Gutters)
- 161.** 53 Academy St. (Miller – 16-59P) – Makowka - CONA (Chimney, Sun Porch Roof Repairs)
- 162.** 53 Gray St. (Lubar – 16-60P) – Makowka - CONA (Roof)
- 163.** 7 Pelham Terrace (O'Sullivan – 16-61P) – Makowka - CONA (Soffit, Roof, Window, Fascia, Bulkead)
- 164.** 72 Jason Street (McNiff – 17-01J) – Makowka – CONA (Roof)
- 165.** 53 Academy St. (Miller – 17-02P) – Barry – COA (Fence)
- 166.** 74 Pleasant Street (Mahoney – 17-03P) – Makowka – CONA (Chimney)
- 167.** 194 Westminster Ave. (Greene – 17-04M) – Cohen – COA (Windows)

Meeting Adjourns